



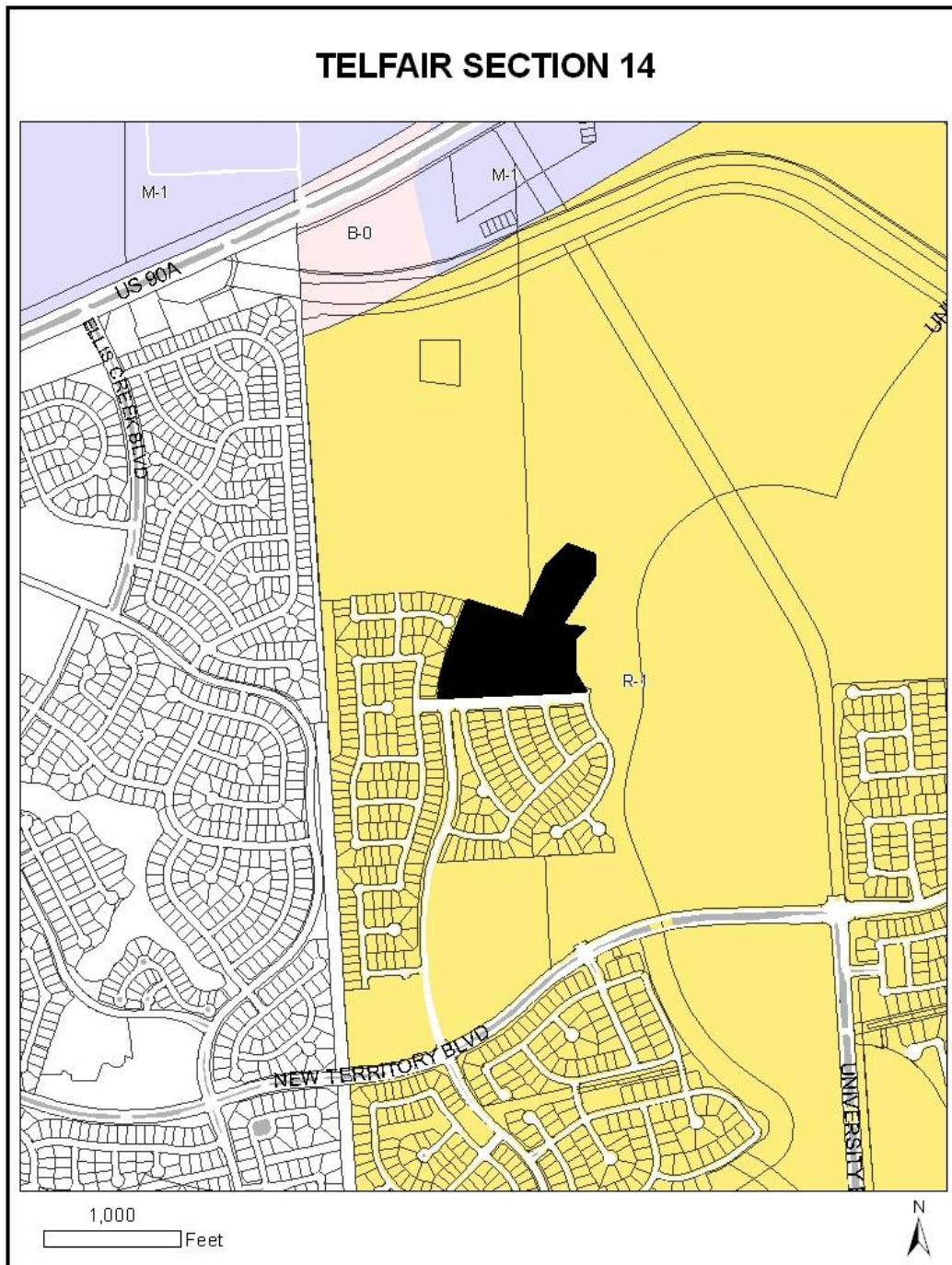
# PLANNING & ZONING COMMISSION

## AGENDA REQUEST

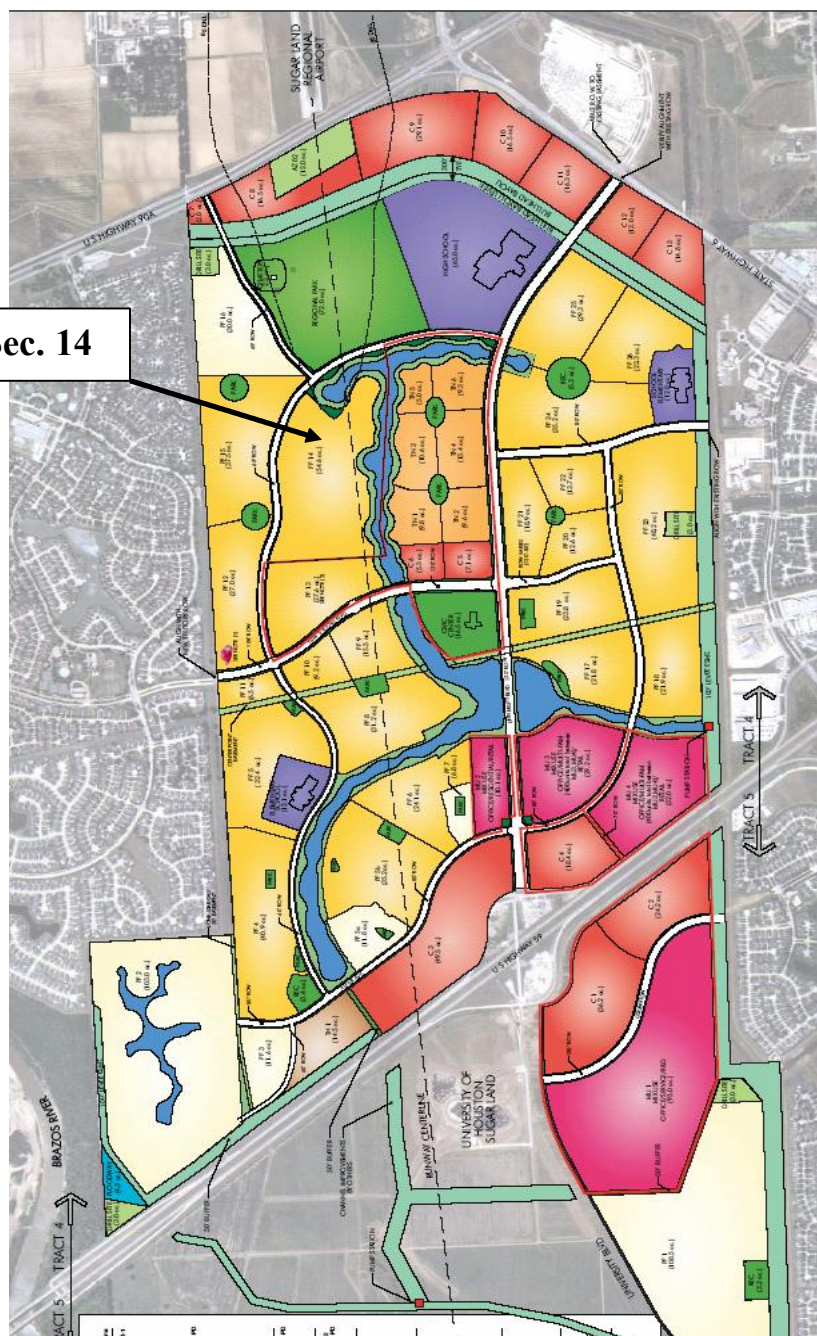
<b>AGENDA OF:</b>	01/24/08	<b>AGENDA REQUEST NO:</b>	V B
<b>INITIATED BY:</b>	RUTH LOHMER, PLANNER II <i>RL</i>	<b>RESPONSIBLE DEPARTMENT:</b>	PLANNING
<b>PRESENTED BY:</b>	RUTH LOHMER, PLANNER II	<b>ASSISTANT PLANNING DIRECTOR:</b>	DOUGLAS P. SCHOMBURG, AICP <i>D.P.S.</i>
		<b>ADDITIONAL DEPARTMENT HEAD (S):</b>	N/A
<b>SUBJECT / PROCEEDING:</b>	TELFAIR SECTION 14 – FINAL PLAT CONSIDERATION AND ACTION		
<b>EXHIBITS:</b>	VICINITY MAP, TELFAIR GENERAL PLAN, PROPOSED PLAT		
<b>CLEARANCES</b>		<b>APPROVAL</b>	
<b>LEGAL:</b>	N/A	<b>DIRECTOR OF PLANNING:</b>	SABINE SOMERS-KUENZEL, AICP <i>AK</i>
<b>RECOMMENDED ACTION</b>			
Approval of Telfair Section 14 Final Plat.			
<b>EXECUTIVE SUMMARY</b>			
<p>This is the Final Plat of Telfair Section 14, consisting of 19.45 acres with 69 residential lots located on the east side of Chatham Avenue Phase 2, in MUD 137 and in LID 17. This property also includes four landscape/open space reserves. Access to this subdivision is provided by Chatham Avenue and Hetherington Avenue, and is just north of Telfair Section 13. The property was permanently zoned R-1 on May 22, 2007 and the General Plan designates single family residential as the zoning and use.</p> <p>The Preliminary Plat of Telfair Section 14 was approved by the Commission on June 28, 2007 with two conditions to be satisfied prior to final plat approval:</p> <ul style="list-style-type: none"><li>• Recordation of Chatham Avenue Sec 2 street dedication plat and Telfair Section 13 for access</li><li>• Completion of Separate Instrument easement file information</li></ul> <p>These conditions have been addressed and the required information has been shown on the Final Plat. The Plat meets all R-1 zoning district development regulations, including lot area, width, depth and yards, and is in conformance with the Telfair General Plan.</p> <p>CC: Phil Mullan, Brown &amp; Gay Engineers <a href="mailto:pmullan@browngay.com">pmullan@browngay.com</a> File No. 8391</p>			

## EXHIBITS

### Vicinity Map:



## Sec. 14





[illegible]

**Hetherington  
Ave. (Incl. in  
Telfair Sec. 13)**